

RECORD OF SURVEY
AND
MINOR SUBDIVISION
FOR
MOUNTAINS WEST RANCHES
TO BE KNOWN AS
**BLACKTAIL BLUFFS
MINOR SUBDIVISION**
LOCATED IN SECTION 4
TOWNSHIP 3 SOUTH, RANGE 6 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHEсне COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Mountains West Ranches, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17, have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of a creating a Record of Survey and Minor Subdivision Plat:

PROPERTY DESCRIPTION

ACCORDING TO THAT CERTAIN TRUSTEE'S DEED
RECORDED 29 SEPTEMBER 2016, AS FOUND BY ENTRY #497620, AT PAGES 1 TO 3
TOWNSHIP 3 SOUTH, RANGE 6 WEST, UTAH SPECIAL BASE AND MERIDIAN.
SECTION 4: The South half of the Southwest Quarter

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey, then subdivide into lots and prepare a Record of Survey and Minor Subdivision plat.
BASIS OF BEARING: North 89°05'54" West from the South Quarter Corner to the Southwest Corner of Section 4, Township 3 South, Range 6 West, Uintah Special Base and Meridian..
SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of Treaven Grant. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

OWNER'S CERTIFICATE

Know all men by these presents: that I the undersigned owner of the above described tract of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

TREN J. GRANT, PRESIDENT OF
MOUNTAINS WEST RANCHES

ACKNOWLEDGEMENT

County of _____ }
State of _____ } s.s.

On this _____ day of _____, 20____, personally appeared before me,
TREN J. GRANT, PRESIDENT OF MOUNTAINS WEST RANCHES, the signer of the above OWNER'S
CERTIFICATE, and who acknowledged to me that he signed it freely and voluntarily for the uses and purposes
therein mentioned.

My commission expires: _____ Notary Public

DUCHEсне COUNTY TREASURER
I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

Stephen Potter Duchesne County Treasurer

DUCHEсне COUNTY PLANNING DEPARTMENT
Approved as a Minor Subdivision this _____ day of _____, 20____, by the
Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCHEсне COUNTY RECORDER
State of Utah }
County of Duchesne } s.s. Entry Number _____
Filed for recording at the request of _____ on this _____
day of _____, 20____. Time _____ Entry # _____ Page(s) _____
Fee: _____
Shelley Brennan Duchesne County Recorder

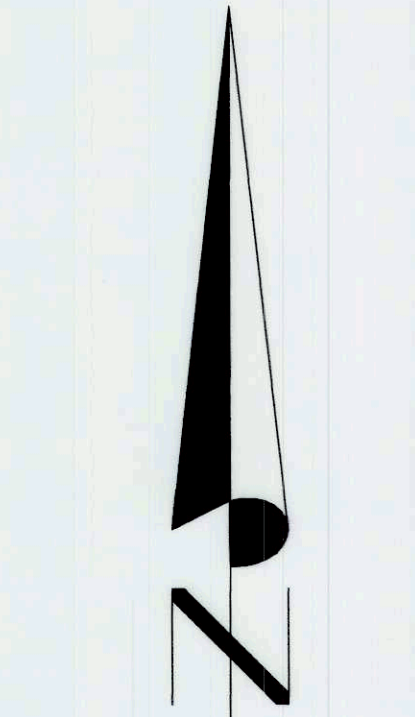
Lots depicted on this plat are located in a Wildland-Urban Interface area and are subject to a Fire Protection Plan. Contact the Duchesne County Fire & Emergency Management Office at 435-738-1181 for information prior to a purchase of a lot or construction of a building in this subdivision.

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
829 EAST 380 NORTH
HEBER CITY UTAH, 84032

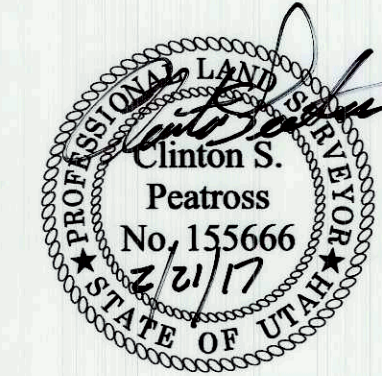
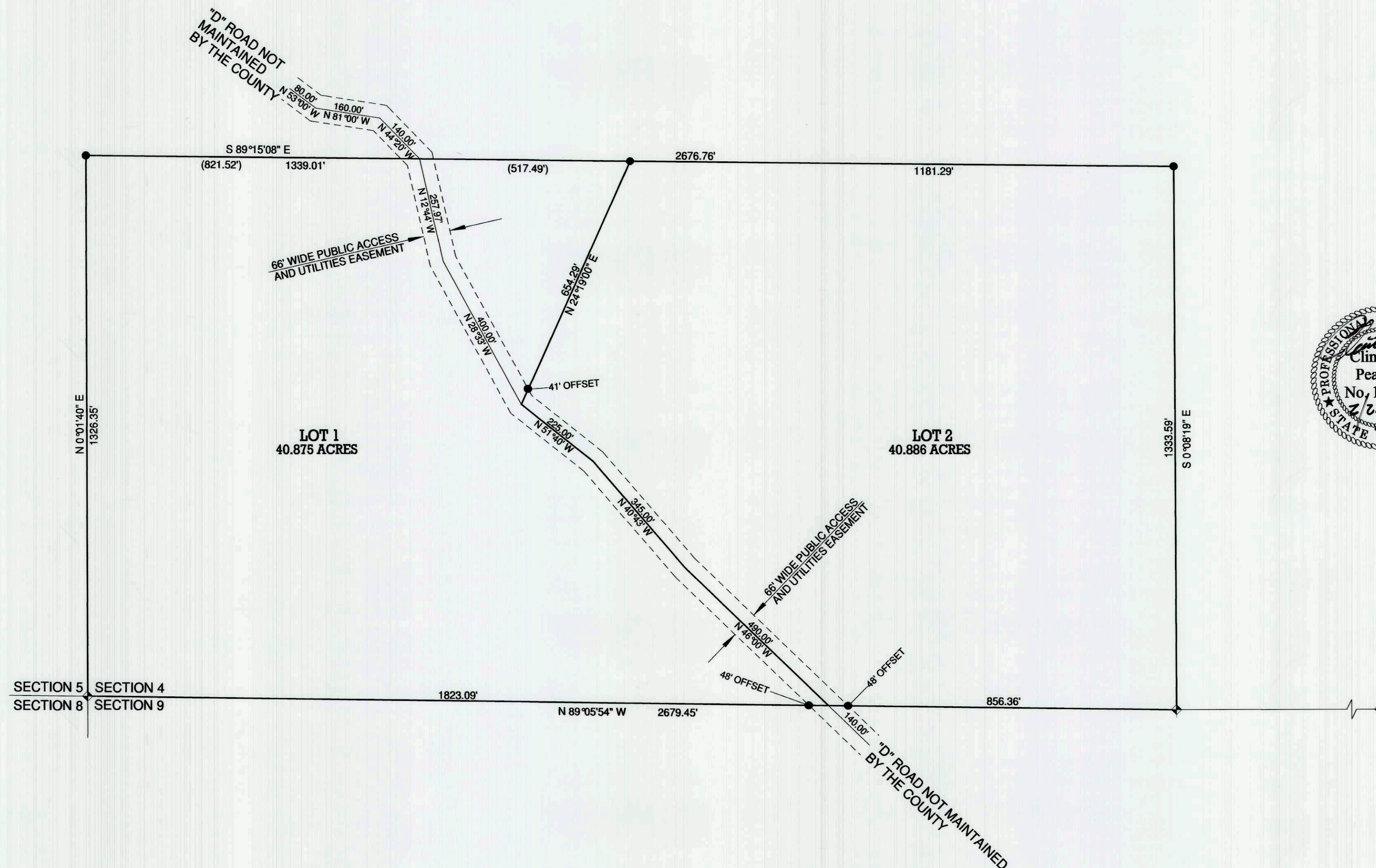
CELL: (435)724-4386
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 4/1/2016	DATE PLOTTED:
SHEET: 1 OF 1	FILE NAME: JT GRANT JOB# 1246	

County Surveyor's File # 3484



SCALE: 1" = 200'
● = 5/8" REBAR SET WITH YELLOW
PLASTIC CAP STAMPED PEATROSS 155666



SECTION 4
TOWNSHIP 3 SOUTH, RANGE 6 WEST
UINTAH SPECIAL BASE AND MERIDIAN
SCALE 1" = 1000'

